

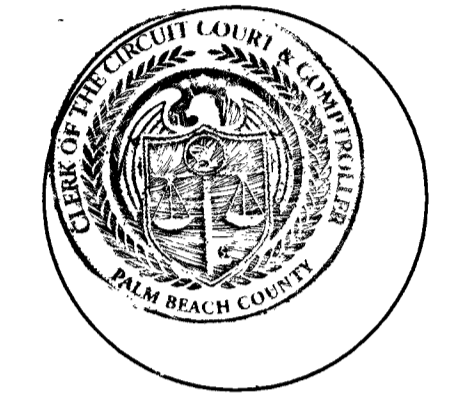
RACETRAC BEELINE

A REPLAT OF LOTS 5 & 6, TRIANGLE COMMERCE CENTER (P.B. 108, PG. 99-100)
IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DONNA C. WEST OF
PULICE LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
PHONE: 954-572-1777

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
12:33 P.M. THIS 29 DAY OF
May 2024, AND DULY
RECORDED IN PLAT BOOK 137 ON
PAGES 174 THROUGH 175
JOSEPH ABRUZZO, CLERK OF THE
CIRCUIT COURT & COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 2 SHEETS



SEAL
CLERK OF THE CIRCUIT
COURT & COMPTROLLER

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS: THAT RACETRAC, INC., A GEORGIA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "RACETRAC BEELINE", A REPLAT OF LOTS 5 & 6, TRIANGLE COMMERCE CENTER (P.B. 108, PG. 99-100) IN SECTION 25, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5 AND 6, "TRIANGLE COMMERCE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 99 AND 100, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 2.804 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR RACETRAC, INC., ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF CITY OF RIVIERA BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF RACETRAC, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF RIVIERA BEACH.

N WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE, THIS 29th DAY OF February, 2024.

WITNESS: *[Signature]*
(SIGNATURE)
PRINT NAME: AUGUST BELL

RACETRAC, INC.,
A GEORGIA CORPORATION, AUTHORIZED TO DO
BUSINESS IN FLORIDA

WITNESS: *[Signature]*
(SIGNATURE)
PRINT NAME: TYLER ROBLEDO

BY: *[Signature]*
PRINT NAME: JUSTEN GIAMBALVO
TITLE: Vice President

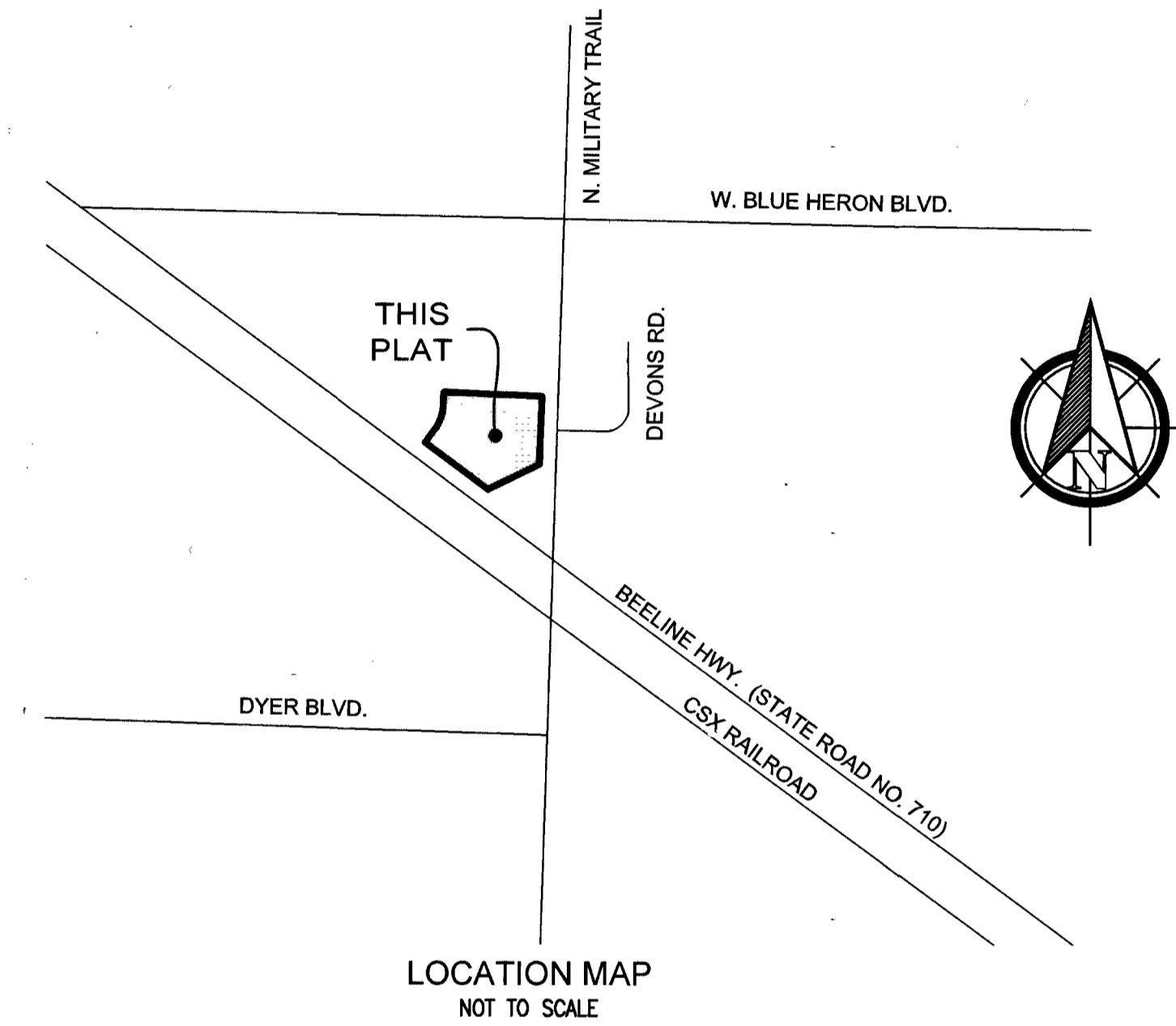
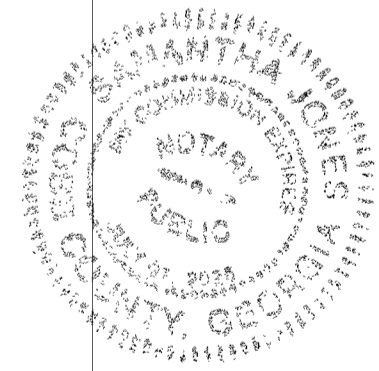
ACKNOWLEDGMENT:

STATE OF Georgia)
COUNTY OF cobb) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29th DAY OF February, 2024, BY Justen Giambalvo, AS Vice President OF RACETRAC, INC., A GEORGIA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 7/1/2025

[Signature]
SIGNATURE - NOTARY PUBLIC
PRINT NAME: SAMANTHA JONES



SURVEYOR'S NOTES:

- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF RIVIERA BEACH APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH ZONING AND LAND DEVELOPMENT REGULATIONS.
- ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY RECORDS, FLORIDA.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BEELINE HIGHWAY (STATE ROAD NO. 710) HAVING AN ASSUMED BEARING OF N53°17'33"W, AS SHOWN ON THE PLAT OF "TRIANGLE COMMERCE CENTER" (P.B. 108, PG. 99-100), AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

CITY OF RIVIERA BEACH APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF RACETRAC BEELINE HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, AS APPROVED ON March 6, 2024, VIA CITY OF RIVIERA BEACH RESOLUTION NO. 4522

BY: *[Signature]*
DONNIE L. FELDER, MAYOR

BY: *[Signature]*
CITY CLERK

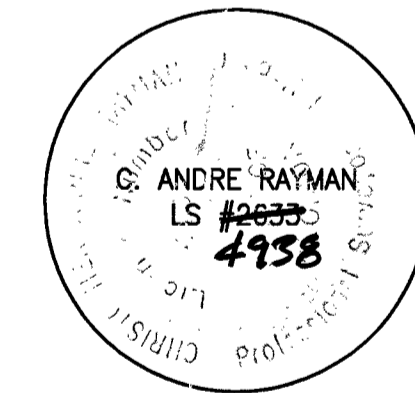
BY: *[Signature]* 3/13/24
TERRENCE N. BAILEY, P.E., CITY ENGINEER DATE
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. PE#60706

REVIEWING SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT PARCEL CORNERS.

BY: *[Signature]* 5-24-2024
C. ANDRE RAYMAN DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS20933

LS4958

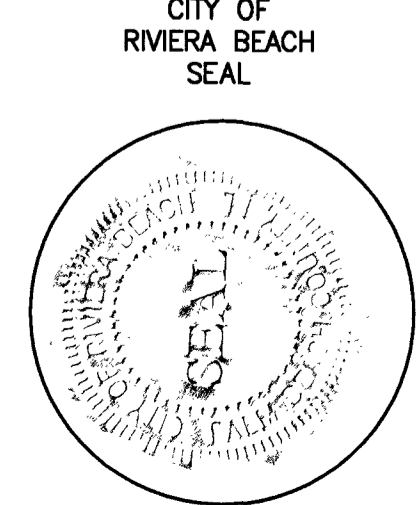
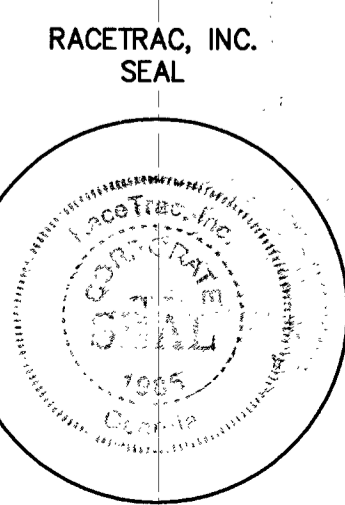


SEAL
REVIEWING
SURVEYOR

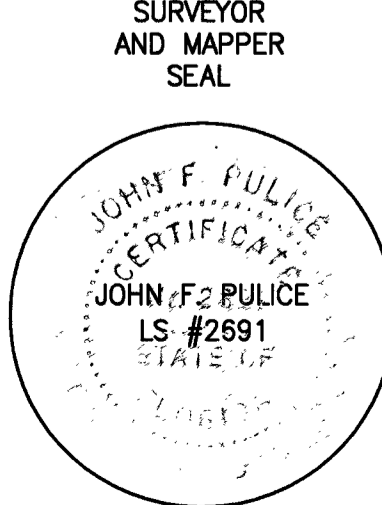
SURVEYOR AND MAPPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

BY: *[Signature]* 2/26/24
JOHN F. PULICE DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691
STATE OF FLORIDA



CITY ENGINEER
SEAL
[Signature]
TERRENCE N. BAILEY
P.E. #60706
3/13/24



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, THOMAS R. PEPLER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN RACETRAC, INC., A GEORGIA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: *[Signature]* 3-5-24
THOMAS R. PEPLER DATE
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER 271275

CFN 20240181267 PL BK 137 PG 174